



2012 01603786

Bk: 1417 Pg: 84 Cert#: 251402

Doc: DEED 06/13/2012 02:31 PM

# QUITCLAIM DEED

C. EDWARD ROCKETT Trustee, R and G REALTY TRUST u/d/t dated April 13, 1984 and recorded with the Land Court Registry District, Middlesex South Registry of Deeds as document no. 658665, noted on Certificate of Title No. 170419, Book 982, page 69 of Concord, Massachusetts ("Grantor"),

For consideration paid in full of Five Hundred Seventy Thousand Dollars (\$570,000.00)

Grant to BRIAN LI, TRUSTEE, KT REALTY TRUST u/d/t dated June 13, 2012 filed herewith of Northborough, Massachusetts ("Grantee"),

With Quitclaim Covenants,

A certain parcel of land, situated in Acton, Middlesex County, Massachusetts, being shown as Lot 18 on a plan entitled, "Plan of Land in Acton, Mass., owned by Concord-Acton Park Realty Trust", dated August 12, 1977, by William R. Bingham & Associates, and being Land Court Plan No. 25398H, filed with Middlesex South Registry District of the Land Court and to which plan reference may be had for a more particular description. Plan recorded in Plan Book 894, Page 188.

Said premises are conveyed subject to and with the benefit of easements, rights, restrictions, and agreements of record, if any there may be, insofar as the same are now in force and applicable.

For Grantor's title, see deed filed with the Middlesex South Registry District of the Land Court as Document no. 658663 noted on Certificate of Title No. 170419, Book 982, page 69.

WITNESS my hand and seal this 11 day of JUNE, 2012.



C. Edward Rockett, Trustee

**Philbin & O'Neill, LLC**

Counselors at Law  
43 High Street  
Clinton, MA 01510

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 06/13/2012 02:31 PM  
Ctrl# 169223 13518 Doc# 01603786  
Fee: \$2,599.20 Cons: \$570,000.00

170419

②

12.314


PROPERTY: 37 KNOX TRAIL, ACTON, MA 01720

COMMONWEALTH OF MASSACHUSETTS

*Middlebury* ss

, 2012

On this 11 day of June, 2012 before me, the undersigned notary public, personally appeared the above named C. Edward Rockett proved to me through satisfactory evidence of identification, which was MA DL & credit card to be the person whose name is signed on the within document, and acknowledged to me that he signed it on his own behalf and on behalf of R and G Realty Trust voluntarily for its stated purpose.

  
Notary Public

My commission expires:



DOCUMENT 01603786

Southern Middlesex Land Court  
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Jun 13, 2012 at 02:31P

Document Fee: 125.00  
Receipt Total: \$3,339.20

NEW: CERT 251402 BK 01417 Pg 34  
OLD: CERT 170419 BK 982 Pg 69